

**TOWN OF WASHINGTON**  
**Bryan Memorial Town Hall**  
**Post Office Box 383**  
**Washington Depot, Connecticut 06794**  
**Planning Commission Regular Meeting**  
**MINUTES**  
**October 4, 2023**

7:30 P.M. – Hybrid Meeting

**MEMBERS PRESENT:** Chair Hileman, D. Rimsky, C. Matteo, J. Averill

**MEMBERS ABSENT:** S. Gager,

**ALTERNATES PRESENT:** VIA Zoom: D. Varnish

**ALTERNATES ABSENT:** S. Mongar

**STAFF PRESENT:** S. White, M. Gorra

**PUBLIC PRESENT:** A. Jamieson - Voices

**Chair Hileman called the meeting to order at 7:30pm.**

**Seated for this meeting is Chair Hileman, D. Rimsky, D. Varnish (via ZOOM), C. Matteo and J. Averill.**

**Consideration of the Minutes – September 6th, 2023:**

One correction, lower portion of page two. Explore Washington website has been a success. Not a miss.

**MOTION: To approve the amended September 6, 2023 Washington Planning Commission Meeting Minutes, Chair Hileman made the Motion and D. Rimsky seconded, approved 5-0 vote.**

**Motion to Include Items Not on the Agenda:**

No items to add to the Agenda

**New Applications:**

No new applications.

**Pending Applications:**

No pending applications

**Committee Reports/Updates:**

**Sustainability:**

C. Matteo noted Sustainability did not meet in the previous month.

**Economic Development Committee:**

M. Gorra discussed the upcoming Harvest Fest. The social media ads draw a lot of people to town. M. Gorra noted the Arts Council will be present to introduce themselves.

#### **Referral from Washington Zoning Commission – Revision to Zoning Regulations**

The Commission made final edits to the letter they are writing to Nick Solley, Chair of the Zoning Commission. The letter discussed how the Planning Commission did not feel comfortable simply deleting Section 12.5.2 but do feel it is necessary to address the unintended consequences posed by the current regulation. The Commission recommends that Section 12.5.2 be amended by inserting language that allows a maximum size for accessory structures or compliance with the 75% constraint, whichever is greater.

**Motion:** To accept the October 4, 2023 written response by Wayne Hileman, Chair of the Planning Commission to the Zoning Commission's referral regarding removal of Section 12.5.2 and to forward to the Zoning Commission, by W. Hileman, seconded by D. Rimsky, approved by 5-0.

#### **Continued Discussion – 2023 Plan of Conservation and Development:**

Chair Hileman discussed how one of the goals for economic and community development is the creation of affordable housing. In addition, the Commissioners discussed that the town should strive for universal access to wireless communications and fiber-to-the home internet services. One of the strategies to implement this is form partnerships with service providers to leverage access to federal and state infrastructure funding opportunities. Village Centers and the Lake were also discussed. The Commission mentioned crafting strategies to mitigate the adverse effects of excessive development around Lake Waramaug. The Commissioners discussed strategies for improvement to address the increasing frequency and severity of climate events changing the Town's ability to provide sustainable and reliable infrastructure, facilities and critical services and the increased in complexity in land use activities. S. White noted how meeting with owners and/or contractors prior to their submission of a zoning application has helped contractors and owners understand the requirements better.

#### **Communications:**

No Communications for this meeting.

#### **Administrative Business:**

No Administrative Business for this meeting.

#### **Adjourn:**

**MOTION:** To adjourn the October 4th, 2023 Washington Planning Commission Regular Meeting at 8:46 pm by C. Matteo, seconded by D. Varnish, approved unanimously 5-0 vote.

**Recording can be found here:**

[https://townofwashingtoncc-my.sharepoint.com/:v:/g/personal/jnolletti\\_washingtonct\\_org/EZ93cjhbJCZKjDj0hKO\\_Z7gBxB29ZpS7eN-EoAdO5unNg?e=D6GHQN](https://townofwashingtoncc-my.sharepoint.com/:v:/g/personal/jnolletti_washingtonct_org/EZ93cjhbJCZKjDj0hKO_Z7gBxB29ZpS7eN-EoAdO5unNg?e=D6GHQN)

**Respectfully Submitted,**

*Justine Rebillard*

**Land Use Clerk**

**October 10, 2023**

**\*Minutes filed, subject to approval**